



STATE OF WASHINGTON
DEPARTMENT OF REVENUE

December 28, 2000

TO: All County Assessors

FROM: Mark J. Maxwell, Real Property Program Manager
Property Tax Division

SUBJECT: 2001 INDUSTRIAL VALUATION SCHEDULES

Enclosed are the 2001 Industrial Valuation Indicators for use in appraising industrial-type complexes. The index lists types of industries recommended for use by this schedule. The Personal Property Valuation Indicators should also be used in conjunction with this schedule for valuing equipment contained in its index.

The schedule is printed in two formats. One separates the trend and depreciation tables, and the other is a combination of the trend factor and depreciation. Both of these schedules are used as "multipliers." Due to rounding by the computer, you will not get the exact same answer from both schedules, but the difference is negligible.

When using this schedule for buildings, it should be taken into consideration that principle buildings in some industrial plants may not be single purpose in nature. In these instances, the use of the Industrial Valuation Schedules may not be appropriate. The cost, income, or comparable sales method could be the best indication of value. Additionally, in appraising a plant using this technique, current year additions and deletions to that plant should be recognized. These adjustments do not violate the revaluation cycle.

NOTE: Based on a thorough age-life study of the wood products industry performed by an Assessor/Industry/DOR workgroup, the declining balance depreciation percent for the wood product industry has been increased from 7.5 percent to 8.5 percent.

These schedules are published as a guide in estimating market value; they do not reflect abnormal or extraordinary obsolescence that when identified should be considered separately. Additional functional or economic obsolescence adjustments may be necessary where documented information indicates market value is not being obtained.

Any questions may be directed to me at (360) 570-5885.

MJM:slc
Enclosures

INDEX OF INDUSTRIAL PROPERTIES

Use Schedule on All Plant M&E (buildings require the use of a separate schedule):

- Bakeries -- Industrial
- Bleach Manufacturing
- Bottling & Soft Drink Mfg.
- Brewing & Distilling
- Cement, Clay & Brick Products Mfg.
- Chemical Products Mfg.
- Container Mfg.
- Dairy Processing
- Extrusion M&E
- Fertilizer Mfg.
- Flour, Cereal & Grain Milling
- Food Processing
- Foundries
- Ice & Refrigeration
- Iron & Steel Mfg.
- Pulp, Paper, Paperboard
- Plywood & Veneer
- Sawmills -- Stationary
- Shake & Shingle Mills -- Stationary
- Steam Generating Plants
- Meat Processing (Complex)
- Mining & Milling
- Petroleum Refining
- Smelting

Use of Schedule May Apply on Major Pieces of Equipment Within an Industry:

- Aircraft Mfg. M & E
- Feed Mill M&E
- Seed Cleaning M&E
- Marine Construction
- Fish Processing M&E
- Machine Shop M&E (Maintenance & Production)
- Metal Fabrication
- Sheet Metal Fabrication
- Ski Tows & Lifts
- Winery

2001 COMBINED TABLES

AGE	YEAR	M & E AVG 7.5%	BREWING DISTILL 7.5%	CEMENT & CLAY 7.5%	CREAM DAIRY 7.5%	FLOUR MILLS 7.5%	FOUNDRIES FURNACES 4.5%	METAL FABR 7.5%	MINING MILLING 8.5%
1	2000	0.925	0.925	0.925	0.925	0.925	0.955	0.925	0.915
2	1999	0.871	0.872	0.870	0.874	0.873	0.925	0.868	0.851
3	1998	0.808	0.810	0.808	0.811	0.810	0.883	0.803	0.782
4	1997	0.754	0.757	0.756	0.758	0.757	0.851	0.749	0.723
5	1996	0.709	0.712	0.708	0.713	0.711	0.823	0.702	0.673
6	1995	0.666	0.671	0.666	0.671	0.668	0.800	0.661	0.626
7	1994	0.638	0.644	0.638	0.647	0.643	0.793	0.634	0.590
8	1993	0.607	0.609	0.604	0.614	0.611	0.777	0.602	0.555
9	1992	0.572	0.573	0.567	0.578	0.574	0.753	0.565	0.518
10	1991	0.536	0.536	0.529	0.541	0.536	0.725	0.527	0.482
11	1990	0.505	0.506	0.499	0.512	0.506	0.707	0.498	0.452
12	1989	0.480	0.482	0.474	0.487	0.480	0.694	0.473	0.426
13	1988	0.468	0.472	0.460	0.478	0.469	0.695	0.459	0.411
14	1987	0.451	0.456	0.441	0.463	0.452	0.693	0.443	0.388
15	1986	0.423	0.427	0.412	0.435	0.424	0.670	0.415	0.358
16	1985	0.395	0.399	0.384	0.409	0.396	0.644	0.387	0.329
17	1984	0.371	0.374	0.360	0.385	0.373	0.626	0.364	0.305
18	1983	0.353	0.355	0.341	0.364	0.352	0.615	0.346	0.285
19	1982	0.332	0.333	0.320	0.341	0.330	0.600	0.327	0.266
20	1981	0.322	0.322	0.313	0.331	0.319	0.599	0.317	0.257
21	1980	0.328	0.329	0.321	0.339	0.326	0.634	0.324	0.261
22	1979	0.334	0.337	0.327	0.348	0.334	0.673	0.334	0.262
23	1978	0.337	0.340	0.330	0.351	0.338	0.705	0.338	0.263
24	1977	0.336	0.338	0.329	0.348	0.336	0.725	0.337	0.260
25	1976	0.327	0.329	0.321	0.339	0.327	0.729	0.328	0.252
26	1975	0.321	0.321	0.315	0.333	0.320	0.740	0.323	0.247
27	1974	0.332	0.336	0.333	0.344	0.334	0.801	0.339	0.258
28	1973	0.355	0.363	0.360	0.371	0.362	0.896	0.366	0.272
29	1972	0.341	0.348	0.345	0.356	0.347	0.890	0.353	0.257
30	1971	0.325	0.335	0.330	0.342	0.331	0.881	0.338	0.243
31	1970	0.319	0.331	0.325	0.337	0.325	0.885	0.329	0.236
32	1969	0.314	0.328	0.320	0.332	0.320	0.905	0.326	0.230
33	1968	0.303	0.318	0.309	0.321	0.308	0.904	0.315	0.219
34	1967	0.291	0.307	0.298	0.309	0.296	0.889	0.300	0.208
35	1966	0.280	0.296	0.286	0.299	0.285	0.881	0.288	0.198
36	1965	0.267	0.282	0.275	0.286	0.272	0.883	0.280	0.186
37	1964	0.251	0.265	0.258	0.269	0.254	0.869	0.267	0.173
38	1963	0.234	0.248	0.242	0.251	0.238	0.846	0.252	0.160
39	1962	0.217	0.230	0.224	0.233	0.220	0.812	0.234	0.146
40	1961	0.202	0.214	0.208	0.217	0.204	0.787	0.219	0.134
41	1960	0.187	0.198	0.192	0.200	0.188	0.762	0.206	0.122
42	1959	0.174	0.185	0.180	0.187	0.175	0.749	0.196	0.113
43	1958	0.164	0.175	0.171	0.178	0.165	0.729	0.185	0.105
44	1957	0.156	0.166	0.163	0.170	0.157	0.717	0.176	0.099
45	1956	0.155	0.166	0.163	0.169	0.157	0.742	0.176	0.098
46	1955	0.158	0.170	0.165	0.171	0.159	0.775	0.178	0.098
47	1954	0.150	0.163	0.157	0.163	0.151	0.761	0.170	0.092
48	1953	0.141	0.152	0.148	0.153	0.142	0.739	0.160	0.086
49	1952	0.132	0.142	0.138	0.143	0.133	0.716	0.150	0.079
50	1951	0.122	0.132	0.128	0.133	0.123	0.685	0.139	0.073

2001 COMBINED TABLES									
AGE	YEAR	PRIMARY REDUCT	PULP PAPER	PETRO & CHEMICAL	PETRO & CHEM TANKS	REFRIG & COLD	WOOD PRODS	BLDG AVG C-D-S	CHEMICAL BLDGs
		7.0%	7.5%	8.5%	6.5%	8.0%	8.5%	4.0%	6.5%
1	2000	0.930	0.925	0.915	0.935	0.920	0.915	0.960	0.935
2	1999	0.880	0.873	0.842	0.879	0.863	0.851	0.967	0.917
3	1998	0.821	0.810	0.771	0.823	0.797	0.780	0.951	0.879
4	1997	0.772	0.755	0.711	0.776	0.741	0.717	0.928	0.835
5	1996	0.730	0.712	0.659	0.735	0.693	0.672	0.916	0.802
6	1995	0.690	0.668	0.604	0.687	0.648	0.621	0.888	0.758
7	1994	0.661	0.638	0.572	0.665	0.619	0.585	0.880	0.732
8	1993	0.632	0.609	0.536	0.638	0.585	0.553	0.874	0.708
9	1992	0.600	0.576	0.491	0.597	0.548	0.524	0.870	0.686
10	1991	0.568	0.540	0.445	0.553	0.510	0.489	0.846	0.649
11	1990	0.540	0.509	0.412	0.522	0.480	0.455	0.822	0.615
12	1989	0.518	0.483	0.379	0.491	0.453	0.427	0.808	0.589
13	1988	0.508	0.471	0.360	0.477	0.440	0.412	0.791	0.561
14	1987	0.487	0.454	0.349	0.473	0.421	0.392	0.785	0.543
15	1986	0.457	0.426	0.325	0.449	0.393	0.364	0.758	0.510
16	1985	0.427	0.396	0.290	0.410	0.365	0.335	0.733	0.480
17	1984	0.402	0.371	0.268	0.387	0.340	0.311	0.717	0.458
18	1983	0.381	0.353	0.250	0.369	0.323	0.292	0.711	0.442
19	1982	0.363	0.332	0.230	0.348	0.302	0.273	0.704	0.427
20	1981	0.356	0.321	0.223	0.344	0.292	0.261	0.703	0.415
21	1980	0.368	0.328	0.234	0.369	0.298	0.262	0.722	0.415
22	1979	0.375	0.333	0.233	0.375	0.302	0.263	0.757	0.424
23	1978	0.382	0.336	0.233	0.383	0.302	0.263	0.805	0.439
24	1977	0.384	0.335	0.228	0.384	0.298	0.261	0.853	0.453
25	1976	0.378	0.327	0.222	0.381	0.288	0.253	0.866	0.448
26	1975	0.377	0.322	0.214	0.375	0.280	0.248	0.880	0.443
27	1974	0.400	0.336	0.216	0.388	0.288	0.249	0.944	0.463
28	1973	0.428	0.361	0.228	0.417	0.309	0.258	0.989	0.472
29	1972	0.412	0.345	0.219	0.410	0.296	0.244	1.040	0.484
30	1971	0.396	0.329	0.207	0.397	0.283	0.231	1.084	0.491
31	1970	0.390	0.324	0.200	0.390	0.278	0.223	1.122	0.495
32	1969	0.386	0.318	0.193	0.386	0.274	0.218	1.135	0.488
33	1968	0.374	0.306	0.185	0.378	0.264	0.207	1.165	0.487
34	1967	0.361	0.294	0.175	0.365	0.254	0.196	1.172	0.478
35	1966	0.350	0.283	0.164	0.349	0.243	0.186	1.168	0.463
36	1965	0.335	0.270	0.154	0.336	0.231	0.177	1.162	0.450
37	1964	0.315	0.253	0.142	0.317	0.215	0.165	1.147	0.432
38	1963	0.296	0.236	0.131	0.299	0.201	0.153	1.125	0.413
39	1962	0.276	0.219	0.121	0.280	0.185	0.140	1.110	0.397
40	1961	0.257	0.203	0.111	0.264	0.171	0.129	1.083	0.377
41	1960	0.238	0.186	0.101	0.245	0.158	0.118	1.050	0.356
42	1959	0.224	0.174	0.093	0.230	0.147	0.110	1.030	0.340
43	1958	0.211	0.164	0.086	0.220	0.137	0.102	1.020	0.328
44	1957	0.202	0.156	0.080	0.208	0.130	0.096	0.995	0.312
45	1956	0.203	0.156	0.077	0.205	0.130	0.095	0.984	0.300
46	1955	0.207	0.158	0.075	0.203	0.132	0.095	0.999	0.297
47	1954	0.198	0.150	0.071	0.195	0.126	0.090	0.991	0.287
48	1953	0.187	0.141	0.066	0.186	0.117	0.084	0.968	0.273
49	1952	0.176	0.132	0.063	0.181	0.108	0.077	0.945	0.259
50	1951	0.164	0.122	0.058	0.171	0.100	0.071	0.915	0.244

2001 TREND TABLES

2000 = 100%

AGE	YEAR	M & E	BREWING	CEMENT	CREAM	FLOUR	METAL
		AVG	DISTILL	& CLAY	DAIRY	MILLS	FABR
1	2000	1.000	1.000	1.000	1.000	1.000	1.000
2	1999	1.018	1.019	1.017	1.021	1.020	1.014
3	1998	1.021	1.024	1.021	1.025	1.024	1.014
4	1997	1.030	1.034	1.032	1.035	1.034	1.023
5	1996	1.047	1.051	1.045	1.053	1.050	1.036
6	1995	1.063	1.071	1.064	1.071	1.066	1.055
7	1994	1.101	1.111	1.101	1.116	1.109	1.095
8	1993	1.132	1.137	1.126	1.146	1.139	1.123
9	1992	1.154	1.155	1.144	1.165	1.157	1.139
10	1991	1.168	1.168	1.153	1.179	1.168	1.149
11	1990	1.191	1.194	1.176	1.208	1.193	1.174
12	1989	1.223	1.228	1.208	1.242	1.222	1.206
13	1988	1.289	1.300	1.268	1.317	1.291	1.265
14	1987	1.344	1.358	1.313	1.379	1.347	1.320
15	1986	1.363	1.376	1.326	1.401	1.365	1.337
16	1985	1.376	1.388	1.335	1.423	1.380	1.346
17	1984	1.397	1.408	1.354	1.448	1.402	1.370
18	1983	1.435	1.443	1.387	1.482	1.434	1.408
19	1982	1.461	1.463	1.410	1.502	1.450	1.440
20	1981	1.529	1.532	1.486	1.574	1.517	1.505
21	1980	1.687	1.694	1.651	1.741	1.678	1.668
22	1979	1.855	1.876	1.817	1.935	1.859	1.854
23	1978	2.028	2.041	1.984	2.110	2.032	2.033
24	1977	2.181	2.194	2.134	2.262	2.180	2.188
25	1976	2.297	2.308	2.256	2.382	2.295	2.305
26	1975	2.440	2.440	2.394	2.526	2.432	2.450
27	1974	2.722	2.753	2.732	2.819	2.739	2.778
28	1973	3.151	3.218	3.198	3.294	3.212	3.251
29	1972	3.265	3.340	3.311	3.411	3.325	3.383
30	1971	3.375	3.472	3.428	3.546	3.435	3.506
31	1970	3.575	3.709	3.646	3.778	3.645	3.691
32	1969	3.803	3.971	3.883	4.030	3.878	3.949
33	1968	3.969	4.162	4.054	4.213	4.037	4.131
34	1967	4.124	4.347	4.214	4.378	4.187	4.252
35	1966	4.294	4.530	4.386	4.572	4.361	4.415
36	1965	4.428	4.675	4.545	4.739	4.499	4.633
37	1964	4.484	4.736	4.611	4.807	4.549	4.775
38	1963	4.533	4.795	4.678	4.860	4.596	4.870
39	1962	4.546	4.807	4.692	4.879	4.599	4.894
40	1961	4.571	4.838	4.706	4.904	4.615	4.963
41	1960	4.562	4.849	4.686	4.889	4.586	5.031
42	1959	4.616	4.904	4.756	4.955	4.639	5.178
43	1958	4.694	4.986	4.877	5.081	4.723	5.279
44	1957	4.817	5.117	5.024	5.234	4.843	5.434
45	1956	5.193	5.553	5.454	5.665	5.244	5.897
46	1955	5.689	6.147	5.956	6.187	5.727	6.442
47	1954	5.874	6.348	6.124	6.359	5.887	6.624
48	1953	5.941	6.411	6.229	6.467	5.989	6.737
49	1952	6.007	6.476	6.294	6.545	6.061	6.828
50	1951	6.014	6.495	6.298	6.564	6.078	6.851

2001 TREND TABLES						
		2000 = 100%				
AGE	YEAR	PULP PAPER	PETRO & CHEMICAL	REFRIG & COLD	WOOD PRODS	BLDG AVG C-D-S
1	2000	1.000	1.000	1.000	1.000	1.000
2	1999	1.020	1.006	1.020	1.017	1.049
3	1998	1.023	1.007	1.024	1.018	1.075
4	1997	1.031	1.015	1.034	1.023	1.093
5	1996	1.052	1.028	1.051	1.048	1.123
6	1995	1.066	1.029	1.069	1.059	1.135
7	1994	1.102	1.065	1.109	1.089	1.171
8	1993	1.136	1.092	1.139	1.126	1.212
9	1992	1.162	1.093	1.161	1.165	1.256
10	1991	1.178	1.083	1.174	1.188	1.272
11	1990	1.201	1.094	1.200	1.208	1.288
12	1989	1.232	1.101	1.233	1.240	1.319
13	1988	1.299	1.142	1.301	1.309	1.345
14	1987	1.353	1.211	1.354	1.361	1.390
15	1986	1.371	1.231	1.373	1.380	1.398
16	1985	1.380	1.203	1.384	1.389	1.408
17	1984	1.396	1.213	1.405	1.407	1.435
18	1983	1.435	1.236	1.447	1.446	1.482
19	1982	1.460	1.246	1.474	1.479	1.530
20	1981	1.528	1.318	1.549	1.543	1.590
21	1980	1.686	1.512	1.714	1.692	1.701
22	1979	1.853	1.643	1.890	1.856	1.859
23	1978	2.018	1.795	2.057	2.030	2.058
24	1977	2.178	1.925	2.206	2.202	2.271
25	1976	2.296	2.044	2.316	2.329	2.403
26	1975	2.443	2.154	2.449	2.501	2.544
27	1974	2.753	2.379	2.738	2.739	2.842
28	1973	3.200	2.740	3.197	3.109	3.101
29	1972	3.308	2.876	3.321	3.211	3.399
30	1971	3.417	2.981	3.452	3.315	3.689
31	1970	3.627	3.134	3.689	3.508	3.976
32	1969	3.858	3.313	3.950	3.735	4.192
33	1968	4.017	3.470	4.139	3.886	4.479
34	1967	4.167	3.589	4.323	4.017	4.696
35	1966	4.339	3.672	4.505	4.178	4.873
36	1965	4.475	3.778	4.649	4.346	5.052
37	1964	4.524	3.810	4.710	4.420	5.197
38	1963	4.571	3.842	4.769	4.476	5.305
39	1962	4.583	3.858	4.784	4.487	5.456
40	1961	4.589	3.878	4.816	4.508	5.543
41	1960	4.559	3.858	4.823	4.491	5.597
42	1959	4.613	3.866	4.877	4.574	5.722
43	1958	4.695	3.949	4.960	4.667	5.901
44	1957	4.816	3.997	5.088	4.789	6.000
45	1956	5.212	4.208	5.521	5.189	6.180
46	1955	5.692	4.481	6.113	5.665	6.533
47	1954	5.851	4.599	6.316	5.826	6.752
48	1953	5.950	4.676	6.378	5.927	6.869
49	1952	6.015	4.875	6.445	5.997	6.987
50	1951	6.029	4.934	6.464	6.014	7.044

DEPRECIATION SCHEDULES								
DECLINING BALANCE RATES								
AGE	YEAR	4.0%	4.5%	6.5%	7.0%	7.5%	8.0%	
1	2000	0.9600	0.9550	0.9350	0.9300	0.9250	0.9200	0.9150
2	1999	0.9216	0.9120	0.8742	0.8649	0.8556	0.8464	0.8372
3	1998	0.8847	0.8710	0.8174	0.8044	0.7915	0.7787	0.7661
4	1997	0.8493	0.8318	0.7643	0.7481	0.7321	0.7164	0.7009
5	1996	0.8154	0.7944	0.7146	0.6957	0.6772	0.6591	0.6414
6	1995	0.7828	0.7586	0.6681	0.6470	0.6264	0.6064	0.5868
7	1994	0.7514	0.7245	0.6247	0.6017	0.5794	0.5578	0.5370
8	1993	0.7214	0.6919	0.5841	0.5596	0.5360	0.5132	0.4913
9	1992	0.6925	0.6607	0.5461	0.5204	0.4958	0.4722	0.4496
10	1991	0.6648	0.6310	0.5106	0.4840	0.4586	0.4344	0.4113
11	1990	0.6382	0.6026	0.4774	0.4501	0.4242	0.3996	0.3764
12	1989	0.6127	0.5755	0.4464	0.4186	0.3924	0.3677	0.3444
13	1988	0.5882	0.5496	0.4174	0.3893	0.3629	0.3383	0.3151
14	1987	0.5647	0.5249	0.3903	0.3620	0.3357	0.3112	0.2883
15	1986	0.5421	0.5012	0.3649	0.3367	0.3105	0.2863	0.2638
16	1985	0.5204	0.4787	0.3412	0.3131	0.2873	0.2634	0.2414
17	1984	0.4996	0.4571	0.3190	0.2912	0.2657	0.2423	0.2209
18	1983	0.4796	0.4366	0.2983	0.2708	0.2458	0.2229	0.2021
19	1982	0.4604	0.4169	0.2789	0.2519	0.2273	0.2051	0.1849
20	1981	0.4420	0.3982	0.2608	0.2342	0.2103	0.1887	0.1692
21	1980	0.4243	0.3803	0.2438	0.2178	0.1945	0.1736	0.1548
22	1979	0.4073	0.3631	0.2280	0.2026	0.1799	0.1597	0.1417
23	1978	0.3911	0.3468	0.2131	0.1884	0.1664	0.1469	0.1296
24	1977	0.3754	0.3312	0.1993	0.1752	0.1540	0.1352	0.1186
25	1976	0.3604	0.3163	0.1863	0.1630	0.1424	0.1244	0.1085
26	1975	0.3460	0.3021	0.1742	0.1516	0.1317	0.1144	0.0993
27	1974	0.3321	0.2885	0.1629	0.1409	0.1219	0.1053	0.0909
28	1973	0.3189	0.2755	0.1523	0.1311	0.1127	0.0968	0.0831
29	1972	0.3061	0.2631	0.1424	0.1219	0.1043	0.0891	0.0761
30	1971	0.2939	0.2512	0.1332	0.1134	0.0964	0.0820	0.0696
31	1970	0.2821	0.2399	0.1245	0.1054	0.0892	0.0754	0.0637
32	1969	0.2708	0.2291	0.1164	0.0981	0.0825	0.0694	0.0583
33	1968	0.2600	0.2188	0.1088	0.0912	0.0763	0.0638	0.0533
34	1967	0.2496	0.2090	0.1018	0.0848	0.0706	0.0587	0.0488
35	1966	0.2396	0.1996	0.0951	0.0789	0.0653	0.0540	0.0446
36	1965	0.2300	0.1906	0.0890	0.0733	0.0604	0.0497	0.0408
37	1964	0.2208	0.1820	0.0832	0.0682	0.0559	0.0457	0.0374
38	1963	0.2120	0.1738	0.0778	0.0634	0.0517	0.0421	0.0342
39	1962	0.2035	0.1660	0.0727	0.0590	0.0478	0.0387	0.0313
40	1961	0.1954	0.1585	0.0680	0.0549	0.0442	0.0356	0.0286
41	1960	0.1876	0.1514	0.0636	0.0510	0.0409	0.0328	0.0262
42	1959	0.1800	0.1446	0.0594	0.0475	0.0378	0.0301	0.0240
43	1958	0.1728	0.1381	0.0556	0.0441	0.0350	0.0277	0.0219
44	1957	0.1659	0.1319	0.0520	0.0410	0.0324	0.0255	0.0201
45	1956	0.1593	0.1259	0.0486	0.0382	0.0299	0.0235	0.0184
46	1955	0.1529	0.1203	0.0454	0.0355	0.0277	0.0216	0.0168
47	1954	0.1468	0.1149	0.0425	0.0330	0.0256	0.0199	0.0154
48	1953	0.1409	0.1097	0.0397	0.0307	0.0237	0.0183	0.0141
49	1952	0.1353	0.1048	0.0371	0.0286	0.0219	0.0168	0.0129
50	1951	0.1299	0.1000	0.0347	0.0266	0.0203	0.0155	0.0118